

# ESTATE AUCTION

Sunday, August 11th

Duplex sells @ 12:30 PM / Car, Household & Tools @ 1:15 PM

Location: 207 Dover St, Kingsley, IA

## DUPLEX

**Open House:** Thursday, July 25th from 6PM to 8PM or call for private viewing.

**General Description:** This would be a great place to start a family, retire or for investment property. 1010 sq. ft. of living area on the main floor with a full basement sitting on a corner lot in the heart of Kingsley. The main floor has two BR's, Bath, open Kitchen/Dinning/Living area. Kitchen has newer Whirlpool fridge, elec. Glasstop oven, built-in microwave & dishwasher. Main floor laundry, several closets, updated flooring and an extra wide single garage w/extra wide concrete driveway. The basement has a nice family room, BR (no window), large bathroom w/ shower & closet, large storage room & utility room. Updated High Efficiency gas furnace/AC; gas water heater, Culligan softener & RO water system.

**Taxes:** 2019 Gross: \$1,341 Net: \$1,188 Terms:

**TERMS:** Buyer will be expected to pay 10% of the purchase price on the day of the sale and sign a real estate contract agreeing to pay the unpaid balance on delivery of clear and merchantable title. This property is sold without buyer contingency of any kind. Financial arrangements must be secured prior to bidding. Possession will be given upon final settlement. Taxes will be prorated to date of final settlement.

The information provided herein is believed to be accurate however neither the Seller or Auction/ Broker are making guarantees or warranties. Buyers are encouraged to research and inspect property prior to auction. Property will be sold "as is" and all announcements made day of sale shall supersede any written terms. Sale will be subject to owner's approval.



**2017 Buick Encore** (1 owner, 18,500 mi., like new)!!



## HOUSEHOLD & APPLIANCES

Maytag top load MCT Commercial washer & elec. Dryer (like new)

Midsize deepfreeze

3pc. Full BR set w/Dresser & Chest

3pc Twin BR set w/dresser & chest

5dr chest

(3) oak Curio cabinets( 1 large, 2 smaller)

Toshiba 47" FS Dolby Digital TV w/stand

Sony wireless headphone system

3 cushion sofa

(2)recliners

arm chair

3pc oak/glass end table set

lamps

oak kitchen table w/4 chairs

large jewelry cabinet

Howard Miller pendulum wall clock

oak wall mirror

glider rocker

wicker chair

end table/magazine rack

Bissell carpet cleaner(new)

commercial garment cleaner

Electrolux vac

Fuller Brush micro vac

(3)elec. Floor sanitizers

Shark Rocket vac

Hoover portable steamer/cleaner

Cuisinart soft ice cream maker

Mr.Coffee

Keurig coffee maker

Westbend elec. Griddle

Ninja food/drink maker

cordless Sonic power knife set

other small kitchen appliances

cookware

pots & pans

Tupperware

set of Temptations ovenware

kitchen supplies

glassware

Bedroom cabinet

metal desk & chair

2dr filing cabinet

6'folding table

card tables & chairs

elec. Heater

many nice Holiday decorations

rugs

pillows & bedding

quilts/blankets

storage containers

pictures

wall hangings

Knick Knacks

office supplies

Aero inflatable bed

(5)clothes racks

(2)steam irons

floor fans

books

cleaning supplies

luggage

cool mist humidifier

boxes of misc. & more.

## COLLECTIBLES

(3)LLadro figurines

Kinka & NAO figurines

(2)sets of Pfaltzgraff china

a few small toy tractors

1998 - 2018 Farm Collector, Toy Farmer & Red

Power magazines.

## TOOLS, LAWN & GARDEN

(7)HD 2'x 4'x 6' metal shelving units

several storage cabinets

Works 40v lithium WG180 string trimmer/edger(new)

Stanley 1gal. wet/dry vac

several parts cabinets of nuts, bolts, screws, elec., etc.

small B&D bench grinder

1/2"elec. Drill

wrenches

sockets

gear puller

Skilsaw

jigsaw

ext. cords

trouble light;punches

tape measures

hammers

saws

Tap & Dye

garden hose

Coleman cooler

yard tools

5'stepladder

8'alum. ladder

posthole digger

lawn sprinklers

garbage cans

yard & garden supplies

wicker bench & table

etc.

## HANDICAP EQUIPMENT

Inogen Home & portable oxygen machines

wheelchair

walker

bath bench

commode

Homedics back massager & massaging cushion.

